

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The State of Iowa is a HUD Participating Jurisdiction. The Annual Action Plan updates the State of Iowa's Consolidated Plan for Housing and Community Development. The Consolidated Plan is a 5-year plan to address housing and community development needs. It was submitted in 2015 and addresses the goals from 2015 to 2019. The State submits the Plan to the U.S. Department of Housing and Urban Development (HUD) to apply for funds under the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Housing Trust Fund (HTF), Emergency Solutions Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs. This Annual Action Plan is for the program year beginning January 1, 2016.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

This year for CDBG, HOME, HTF, ESG, and HOPWA our objectives and outcomes are to create decent housing, suitable living environments, and economic opportunities that address availability, accessibility, affordability, and sustainability for the following specific performance indicators:

- Homeless – 6,700 persons served (ESG & HOPWA)
- Owner-Occupied houses – 130 houses rehabilitated (CDBG)
- Housing – 20 homebuyers assisted to purchase (HOME)
- Rental – 34 units developed or rehabilitated (HOME, HTF)
- Rental – 375 households given rental assistance (HOME)
- Rental – 578 households given rental assistance (ESG & HOPWA)
- Community Facilities – 3 facilities improved or constructed (CDBG)
- Infrastructure – 20 water, sewer, or storm water upgrade projects (CDBG)
- Business – 150 jobs retained or created (CDBG)
- Downtown Business Façade Improvement – 7 façades (CDBG)

- Job training and supportive services – 100 households served (CDBG)

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Over the years the State of Iowa's CDBG, HOME, and ESG programs have all experienced great demand. The number of applications for funding far exceeds the allocation received by HUD. Last years 5 year consolidated planning efforts helped the State fine tune the allocation for funding programs. The state feels confident that our targets are in line with the State needs for HUD programming.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

IEDA solicited public input in developing the Action Plan. The Department is committed to citizen participation both because it is a HUD requirement and because it is a valuable means for program evaluation and improvement.

Citizen participation was also solicited and comment opportunity was available on the website, www.iowaeconomicdevelopment.com as well as the IFA website, www.iowafinanceauthority.gov.

The Department solicited input during a 30-day draft review and comment period, accepting comments by mail, facsimile, electronic mail and telephone. IEDA also invited citizen participation on the Action Plan through a public hearing on October 28, 2015 from 3:30 p.m. to 5:30 p.m.

IFA announced the start of the comment period on Twitter and Facebook with a link to the website.

IFA also sent out notification of the public comment period through their newsletter called IFAfyi. It is sent to an extensive database of contacts. They also included the public comment in their newsletter sent to the organizations that assist the homeless community.

The plan was distributed and discussed at the Iowa Association of Regional Councils (IARC). Iowa's Councils of Governments (COGs) provide professional planning, programming, and technical assistance to Iowa's cities, counties, businesses, community organizations and Iowans of all ages. COGs are indigenous organizations formed by counties, cities and towns to serve local governments and their regional citizenry. The Iowa Association of Regional Councils (IARC) is the statewide professional organization for Iowa's 17 COGs. The Directors took the plans back to their regions to discuss it with their members.

IEDA and IFA solicited input during a 30-day draft review and comment period for a Substantial Amendment to the 2015-2019 Consolidated Plan and the 2016 Action Plan, accepting comments by electronic mail. IFA also provided for citizen participation on the proposed amendment to the Action Plan through a public hearing on August 10, 2016 from 1:30 p.m. to 3:00 p.m. Three people attended the HTF Public Hearing on August 10, 2016. Comments included the following:

- Appreciation noted for the proposed language related to geographic diversity
- Discussed the ability to utilize HTF for operating cost assistance/reserves and noted the importance of the anticipated HUD guidance on this topic
- If HTF dollars are insufficient to fund all qualified applications that LIHTC applicants should be allowed to substitute alternate financing resources such that the LIHTC application is not disqualified from further consideration for potential award of tax credits

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

- In relationship to the HTF amendment in 2016:
 1. **Commenters agree** with IFA as it continues to find ways of funding projects in rural Iowa.
 2. **Commenters agree** with the proposed distribution of HTF to owners/developers, as opposed to subgrantees. Commenter encourages the program to allow 10% of funding for low income (under 30-50% AMI) first time homebuyers to purchase and rehabilitate housing. For the first few years of the program, commenter suggests HTF mirror IFA's HOME downpayment assistance program and estimates an additional twenty families could be assisted by this allocation.
 - *IFA Response: HUD's interim regulation requires that in years in which there is less than \$1 billion in available funding to the HTF, 100 percent of both assisted rental and homeowner units must be occupied by extremely*

low-income households (at or below 30% of the area median income). Only up to 10 percent of the HTF allocation may be used for homeownership activities, and all HTF homeownership assistance is limited to first-time homebuyers. Prior to purchasing the housing, the family must have completed a program of independent financial education and homeownership counseling from an eligible organization that has been certified in accordance with Section 106(c) of the Housing and Urban Development Act of 1968. Underwriting standards must be adopted for homeownership assistance that examine the family's housing debt, overall debt, income, and ability to maintain the housing. Required affordability periods for recapture of homeownership assistance range from 10 years to 30 years, depending upon the amount of HTF subsidy provided. Given current HTF regulatory constraints, IFA does not view homeownership assistance to first-time extremely low-income homebuyers as a feasible program model in Iowa. No change.

3. Commenter agrees with IFA as it continues to find ways of funding projects in rural Iowa.
4. Commenter agrees with the proposed distribution of HTF to owners/developers, as opposed to subgrantees.
5. Commenter would like to see the program allow 10% of funding for extremely low-income homeowners to rehabilitate, repair, or modify their housing.
 - *IFA Response: As stated in HUD's discussion of the HTF regulations, rehabilitation of housing for existing homeowners is not an eligible activity in the HTF statute. The statute restricts the use of HTF funds for homeownership to first-time homebuyers. No change.*

6. Summary of comments or views not accepted and the reasons for not accepting them

see above.

7. Summary

Once the Consolidated Plan is submitted and approved, annually the state submits an Action Plan to update the state's objectives in fulfilling those goals and outlining the State's processes and procedures for distribution of grant funds received from HUD. This will be the second annual action plan for the consolidated plan. The Iowa Economic Development Authority (IEDA), formerly the Iowa Department of Economic Development (IDED), is the lead agency for the Action Plan. IEDA is the state agency responsible for the administration for the CDBG program. Iowa Finance Authority (IFA) is the state agency responsible for the administration of the HOME, HTF, ESG and the HOPWA programs. IEDA and IFA staff prepared this Plan in cooperation with staff from the Iowa Civil Rights Commission, Department of Education, Department of Human Services, Department of Natural Resources, and the Department of Public Health.

PR-05 Lead & Responsible Agencies - 91.300(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	IOWA	Economic Development Authority
HOPWA Administrator		Iowa Finance Authority
HOME Administrator	IOWA	Iowa Finance Authority
HTF Administrator		Iowa Finance Authority
ESG Administrator		Iowa Finance Authority

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.110, 91.300(b); 91.315(l)

1. Introduction

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

The state reached out to the Olmstead Commission in September to review CDBG programming. This organization has reached out to IEDA and IFA in the past to discuss providing supportive services. A portion of CDBG funds are allocated to providing jobs funding for LMI individuals along with an employment related transportation program. In the past non-profit agencies have also sought funding for mental health infrastructure projects through CDBG. Workshops relating to funding opportunities are offered by both IFA and IEDA.

IFA reached out to current and former HOME recipients as well as ESG and HOPWA recipients to get their input regarding the action plan. IFA utilizes a Constant Contact strategy that involves thousands of email addresses of people and entities that have an interest in affordable housing and homeless services. IFA also communicates with these same entities through a monthly newsletter entitled IFAtfi.

IFA meets regularly with ESG and HOPWA recipients on a quarterly basis to discuss priorities and issues that arise when implementing the programs.

IFA has been participating with the Statewide Recidivism Reduction Initiative. The initiative is coordinated by the Iowa Department of Corrections. The initiative seeks to assist ex-offenders smoothly transition back into society.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

IFA is considering how best to adopt uniform written standards in the future for all subgrantees. To further knowledge and development in this area, IFA (in conjunction with the Iowa Council on Homelessness - the Iowa Balance of State CoC Governing Body) funded the State Public Policy Group via contract to focus on the development of recommended common standards across three main areas: operating standards, service standards, and performance standards, for various types of homeless assistance service programs. These common standards would also apply to both recipients of ESG and CoC funds. As of October 1, 2015, the "Iowa Quality Standards: Supporting a Statewide System of Homelessness Services" may be found on the Iowa Finance Authority website.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Prior to the opening of the competition for 2016 ESG funds, IFA issued a Notice of Proposed 2016 ESG Application Materials and Priorities. This notice specifically requested stakeholder comments and input during a specified comment period. The notice was distributed by email, posting online, and discussed at a meeting of the Iowa Council on Homelessness, the decision-making body for the Iowa Balance of State CoC.

The notice specifically highlighted new elements of the application, changes from the previous year, and the new proposed competition priorities. It included plans on how to allocate ESG funds for the coming program year as well as plans for evaluating performance.

Written comments were accepted throughout the comment period, and an in-person open public forum was also held for oral comments. Comments were received from seven individual stakeholders. All comments were compiled into one document along with IFA's responses to each comment, and this document was posted online for public viewing along with other ESG application materials.

Consultation regarding the development of funding, policies, and procedures for the administration and operation of the HMIS system is ongoing, and takes place through discussions with the Iowa Council on Homelessness. Two committees are particularly involved, the Research and Analysis Committee and the Continuum of Care Committee. IFA provides staff support to the Council, including participating in all committee meetings. A major current initiative of the HMIS system is moving from a closed system to a closed-with-exceptions system, which will support expanded capability for a coordinated assessment system linked with the HMIS.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	IOWA COMMUNITY ACTION ASSOC
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	IEDA interacts with CAP agencies through work on our CDBG owner-occupied housing program. They were also sent a copy of the Draft Plan. The association is also a HOME recipient that has two contracts to provide TBRA to eligible individuals.
2	Agency/Group/Organization	SOUTHERN IOWA REGIONAL COUNCIL OF GOVERNMENTS
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Council of Governments (COG) provide CDBG local administration assistance to funded Cities and Counties. IEDA regularly engages each COG and requests feedback on programming. They were also sent a copy of the draft plan.
3	Agency/Group/Organization	SIMPCO
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Council of Governments (COG) provide CDBG local administration assistance to funded Cities and Counties. IEDA regularly engages each COG and requests feedback on programming. They were also sent a copy of the draft plan.
4	Agency/Group/Organization	REGION XII COUNCIL OF GOVERNMENTS
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Council of Governments (COG) provide CDBG local administration assistance to funded Cities and Counties. IEDA regularly engages each COG and requests feedback on programming. They were also sent a copy of the draft plan. Region XII is also a HOME subrecipient with four current contracts to provide homebuyer assistance to eligible individuals.
5	Agency/Group/Organization	IOWA LEAGUE OF CITIES
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The state regularly sends announcements for funding opportunities to the League of Cities so that they can share with their members as well as other opportunities to comment on programming. They were also sent a copy of the draft plan.
6	Agency/Group/Organization	UPPER EXPLORERLAND REGIONAL
	Agency/Group/Organization Type	Housing Regional organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Council of Governments (COG) provide CDBG local administration assistance to funded Cities and Counties. IEDA regularly engages each COG and requests feedback on programming. They were also sent a copy of the draft plan. Upper Exploreland Regional Planning Commission has six current HOME subrecipient contracts to provide homebuyer assistance to eligible individuals.
7	Agency/Group/Organization	EAST CENTRAL INTERGOVERNMENTAL ASSOCIATION
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Council of Governments (COG) provide CDBG local administration assistance to funded Cities and Counties. IEDA regularly engages each COG and requests feedback on programming. They were also sent a copy of the draft plan.
8	Agency/Group/Organization	IOWA STATE ASSOCIATION OF COUNTIES
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The state regularly sends announcements for funding opportunities to the League of Cities so that they can share with their members as well as other opportunities to comment on programming. They were also sent a copy of the draft plan.

9	Agency/Group/Organization	Olmstead Consumer Task Force
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The state has reached out to the Olmsted Commission to discuss programs that their clientele could benefit from. They have also provided comment on the Action Plan and the CAPER in the past. They were also sent a draft of the Action Plan. In 2016 the state will pilot gut rehab in our owner-occupied housing program. They suggested we have at least one explore the feasibility of using universal design on the modifications. We will explore this and then share the results with the commission.
10	Agency/Group/Organization	Iowa Main Street Program
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Main Street Iowa Program is an economic development and historic preservation program administered by the State. The communities they serve are eligible CDBG recipients. Through annual meetings and as recipients the main street communities have given IEDA comments on programs. They also received a copy of the draft plan.
11	Agency/Group/Organization	IOWA CIVIL RIGHTS COMMISSION
	Agency/Group/Organization Type	Housing Service-Fair Housing Other government - State

	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Iowa Civil Rights Commission has conducted fair housing workshops and testing for the State. They have also been a resource for IFA, IEDA, and our recipients about fair housing. They also received a copy of the draft plan.
12	Agency/Group/Organization	Iowa Department of Natural Resources
	Agency/Group/Organization Type	Other government - State funding partner
	What section of the Plan was addressed by Consultation?	Public infrastructure needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	IDNR administers the SRF program and is a co-funder on most of our water and sewer infrastructure projects. They offer us helpful timing advice to make certain that the structure of our programming meets the needs of Iowa Communities as it relatesto infrastructure projects. They also received a copy of the draft plan.
13	Agency/Group/Organization	Iowa Public Transit Association
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	IEDA worked with the Iowa Public Transit Association to create a new program for employment transportation services. They also received a copy of the draft plan.

14	Agency/Group/Organization	USDA RURAL DEVELOPMENT
	Agency/Group/Organization Type	infrastructure
	What section of the Plan was addressed by Consultation?	infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	USDA-RD is a co-funder on most of our water and sewer infrastructure projects. They offer us helpful timing advice to make certain that the structure of our programming meets the needs of Iowa Communities as it relates to infrastructure projects. They also received a copy of the draft plan.
15	Agency/Group/Organization	Iowa Association of Engineers
	Agency/Group/Organization Type	Infrastructure
	What section of the Plan was addressed by Consultation?	Infrastructure
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The IAOE is invited to our application workshops and other events. IEDA looks to them to provide feedback on our infrastructure programs. They have received a copy of the draft plan.
16	Agency/Group/Organization	Iowa Association of Regional Councils
	Agency/Group/Organization Type	Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	IARC is the state organization for the COG's. IEDA consults with IARC for input on programming and how the projects are working in the field. they received a copy of the draft plan.
17	Agency/Group/Organization	Community Housing Initiatives Inc. (CHI)
	Agency/Group/Organization Type	Housing Services - Housing Business and Civic Leaders CHDO Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	CHI is Iowa's largest CHDO and has seven active HOME rental contracts. CHI covers 98 of the 99 counties in Iowa.
18	Agency/Group/Organization	AFFORDABLE HOUSING NETWORK, INC.
	Agency/Group/Organization Type	Housing Services - Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	AHNI is a CHDO operating in one of Iowa's largest metropolitan areas. AHNI currently has four HOME contracts including rental and TBRA.

19	Agency/Group/Organization	CENTRAL IOWA SHELTER & SERVICES
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Central Iowa Shelter Services is the largest shelter in Iowa. It is in a unique position to provide assistance since it also is located with the City of Des Moines. CISS can provide a different prospective by providing us feedback concerning how are priorities overlap with the City of Des Moines' priorities.
20	Agency/Group/Organization	CAPAX INFINITI HOUSING
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Capax provides TBRA to low-income individuals in the Des Moines area they have also have started to develop rental property. The organization provides a unique perspective on what type of affordable rental is needed and the great need for affordable housing.
21	Agency/Group/Organization	University of Iowa
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Other government - State
	What section of the Plan was addressed by Consultation?	HOPWA Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The University of Iowa is one of our HOPWA agencies that provide services. They provided input on the implementation of the program since they are a relatively new recipient.
22	Agency/Group/Organization	PRIMARY HEALTH CARE, INC.
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy HOPWA Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Primary Healthcare serves the greater Des Moines area. They provided input regarding how to best deal with the housing first model of care.
23	Agency/Group/Organization	LANDLORDS OF IOWA
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Landlord association are the boots on the ground and know the needs in the communities.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Iowa Finance Authority	The Iowa Balance of State Continuum of Care has set out in their 10-Year Plan to expand rapid rehousing capacity, establish a community-wide coordinated intake, expand access to mainstream resources to homeless individuals and families, and to build ICH capacity to provide training and TA. These goals overlap very closely with goals that have been otherwise noted in the Action Plan to address homelessness or those that may be facing homelessness in the State of Iowa.

Table 3 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.115, 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

IEDA and IFA solicited public input in developing the Action Plan. The state is committed to citizen participation both because it is a HUD requirement and because it is a valuable means for program evaluation and improvement.

Public comment opportunity was available on the IEDA and IFA websites

(www.iowaeconomicdevelopment.com and www.iowafinanceauthority.gov). IFA announced the start of the comment period on social media, including Twitter and Facebook, with a link to the agency's website. IFA provided notification of the public comment period through their electronic newsletter, IFA fyi, which is sent out through a large listserv of housing and development contacts across Iowa. IFA also included information on the public comment opportunity in their newsletter sent to the organizations that assist the homeless community.

The state solicited input during a 30-day draft review and comment period, accepting comments by email, mail, fax and telephone. IEDA and IFA hosted a public hearing on the Action Plan on October 28, 2015 from 3:30 p.m. to 5:00 PM.

IEDA and IFA solicited input during a 30-day draft review and comment period for a Substantial Amendment to the 2015-2019 Consolidated Plan and the 2016 Action Plan, accepting comments by electronic mail. IFA also provided for citizen participation on the proposed amendment to the Action Plan through a public hearing on August 10, 2016 from 1:30 p.m. to 3:00 p.m.

The draft Annual Action plan was shared with the Iowa Association of Regional Councils (IARC). The Iowa Association of Regional Councils (IARC) is the statewide professional organization for Iowa's 17 Councils of Governments (COGs). COGs provide professional planning, programming, and technical assistance to Iowa's cities, counties, and community organizations. Iowa's COGs work closely with the HUD programs included in the Annual Action Plan.

Throughout the year IEDA and IFA reach out to affected populations to understand their needs. IEDA has a number of workshops and events that invite communities and those that serve them like the Council of Governments to learn about programs, but to also express how programs can change to have more impact.

Next year the IEDA CDBG owner-occupied housing program will pilot a proposed change in order respond to needs that have been expressed by communities over the years.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Environmental Review Training	Non-targeted/broad community	40 - Council of Government Staff	A portion of the day was spent discussing programming and if any changes were necessary. There were just general comments.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Davis Bacon training	Non-targeted/broad community	40 - Council of Government Staff	A portion of the day was spent discussing programming and if any changes were necessary. There were just general comments.	All comments were accepted.	
3	2015 Recipient Workshop	Non-targeted/broad community	150 - council of government staff, county staff, and community staff	A portion of the day was spent discussing programming and if any changes were necessary. There were just general comments.	All comments were accepted.	
4	2016 Application Workshop	Non-targeted/broad community	125 - council of government staff, county staff, and community staff, engineering staff, and partner agencies	A portion of the day was spent discussing programming and if any changes were necessary. There were just general comments.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community	0	no comments were received	no comments were received	
6	Main Street Iowa Conference	Non-targeted/broad community	200 - County and Cities	session on the downtown revitalization program. Comments were positive.	none	
7	Iowa Association of Municipal Utilities Grant Workshop	Non-targeted/broad community	30 promoted CDBG grant options	none	none	
8	Drake Sustainable Development Class	Non-targeted/broad community	15- discussed funded projects in West Union and Woodbine and promoted CDBG programming.	none	none	
9	Viewing Cities as Investment Opportunities workshop	Non-targeted/broad community	30 - discussed our facade program and how to apply for funds.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
10	Deep Energy Retrofit for Single Family Rehabs	Non-targeted/broad community	8 - construction community to discuss single family rehabs and energy conservation. Promoted CDBG programs as well as asked for comments on program.	none	none	
11	Iowa Water Meeting	Non-targeted/broad community	43 - promoted CDBG, asked for comments, and discussed CDBG infrastructure program.	none	none	
12	Iowa Association of Municipal Utilities fall conference	Non-targeted/broad community	60 - promoted CDBG, asked for comments, and discussed CDBG infrastructure and housing programs.	none	none	
13	Iowa Floodplain and Stormwater Management Association	Non-targeted/broad community	18 - promoted CDBG, asked for comments, and discussed CDBG infrastructure program.	none	none	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
14	Public Meeting	Non-targeted/broad community Affordable Housing advocates, homeless advocates and single family developers	Over 500 attendees were at the HousingIowa Conference in September of 2015. IFA annual holds this conference to provide education and interaction with our stakeholders	None	None	
15	Public Meeting	Non-targeted/broad community	IFA staff provided informational items detailing the services we offer for people interested in affordable housing.			
16	Public Meeting	Non-targeted/broad community	IFA staff provided informational items detailing the services we offer for people interested in affordable housing.			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
17	Public Meeting	Homeless service providers	IFA discussed several programs including the State Housing Trust Fund, ESG, CoC, and HOPWA.			
18	Public Meeting	Non-targeted/broad community	IFA staff provided informational items detailing the services we offer for people interested in affordable housing.			

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	21,688,760	0	0	21,688,760	86,755,040	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	5,530,465	1,000,000	0	6,530,465	18,956,379	
HTF	public-federal	Multifamily rental new construction Multifamily rental rehab Operating subsidy	3,000,000		0	3,000,000	9,000,000	Assuming three years remaining of the Con Plan, assumed roughly \$3,000,000 per year times three.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOPWA	public - federal	Permanent housing in facilities Permanent housing placement Short term or transitional housing facilities STRMU Supportive services TBRA	435,357	0	422,058	857,415	1,290,000	Assuming three years remaining of the Con Plan, assumed roughly \$430,000 per year times 3.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	2,523,830	0	2,471,652	4,995,482	7,608,855	Assuming three years remaining of the Con Plan, multiplied current amount by three.
Other	public - federal	Housing Multifamily rental new construction	0	0	0	0	0	All funds associated with the CDBG-DR funding have been allocated. The grant will expire in 2017.

Table 5 - Expected Resources – Priority Table

Annual Action Plan
2016

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The State of Iowa makes every effort to leverage CDBG, HOME, HTF, ESG and HOPWA funds with non-federal funding resources, including many of the programs identified below. In the past, HOME funds have been leveraged by significant amounts and varying types of private and non-federal public funds. Rental projects typically tend to be better leveraged than owner-occupied rehabilitation or homeownership assistance projects. IFA will utilize a portion of SAF to offset the match requirement at the grant (IFA)-level as well. The non-housing community development program also generates considerable leveraging by local and private funds through local effort requirements built into the state's funding strategy.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

While the state does not have available state-owned land to meet the needs of this Consolidated Plan, it encourages applicants and municipalities to use underutilized locally owned land or property to leverage the federal funds devoted to those projects.

Discussion

Iowa also has a many federal and state programs that support community development, housing, and infrastructure. For a complete description of these programs, please access the 2016 Action Plan on IEDA's website: <http://www.iowaeconomicdevelopment.com/CDBG/PlansReports>.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Creation & preservation of affordable rental hsg	2015	2019	Affordable Housing Public Housing		Limited Housing Opportunities	HOME: \$6,822,094 HTF: \$2,700,000	Rental units constructed: 28 Household Housing Unit Rental units rehabilitated: 31 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 790 Households Assisted
2	Creation-Preservation of Affordable Homeownership	2015	2019	Affordable Housing		Limited Housing Opportunities	CDBG: \$4,771,527 HOME: \$1,430,696	Homeowner Housing Rehabilitated: 26 Household Housing Unit Direct Financial Assistance to Homebuyers: 5 Households Assisted
3	Preserve Short & Long-term Homeless Facilities&HSG	2015	2019	Affordable Housing Homeless		Limited Housing Opportunities	ESG: \$2,350,000	Tenant-based rental assistance / Rapid Rehousing: 1050 Households Assisted Homeless Person Overnight Shelter: 4300 Persons Assisted Homelessness Prevention: 1100 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Creation & preservation of affordable rental housing-CDBG DR	2015	2019	Affordable Housing		Limited Housing Opportunities	HOPWA: \$340,000	Tenant-based rental assistance / Rapid Rehousing: 48 Households Assisted Homelessness Prevention: 100 Persons Assisted
5	Continue Supportive Services-Persons with HIV/AIDS	2015	2019	Non-Homeless Special Needs		Limited Non-Housing Supportive Services	HOPWA: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted
6	Preserve Short & Long-term Special Need Facilities&HSG	2015	2019	Affordable Housing Non-Homeless Special Needs		Limited Non-Housing Supportive Services	ESG: \$30,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
7	Expand/Continue Non-housing Community Development Services	2015	2019	Non-Homeless Special Needs Non-Housing Community Development		Limited Non-Housing Supportive Services	CDBG: \$1,084,438	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
8	Improve & Maintain Water & Sewer Systems	2015	2019	Non-Housing Community Development		Aging Infrastructure and Divestment in Communities	CDBG: \$7,057,291	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 40000 Persons Assisted
9	Foster Economic Development	2015	2019	Non-Housing Community Development		Aging Infrastructure and Divestment in Communities	CDBG: \$3,253,314	Jobs created/retained: 160 Jobs

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
10	Revitalize Divested Downtown Districts	2015	2019	Non-Housing Community Development		Aging Infrastructure and Divestment in Communities	CDBG: \$3,253,314	Businesses assisted: 80 Businesses Assisted
11	Improve and Maintain Community Facilities	2015	2019	Non-Housing Community Development		Aging Infrastructure and Divestment in Communities	CDBG: \$1,518,213	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Creation & preservation of affordable rental hsg
	Goal Description	HOME - Rental units constructed (Rental-new const and Rental-acq/new const) HOME - Rental units rehabilitated (Rental-rehab, Rental-acq/rehab, Rental-acq (as no where to put just acq) HOME - Tenant Based rental assistance/Rapid Reshource (TBRA)
2	Goal Name	Creation-Preservation of Affordable Homeownership
	Goal Description	CDBG - Owner-Occupied rehab HOME - Homeowner Housing Rehabilitated (Homebuyer-rehab and Homebuyer-acq/rehab) HOME - Direct Financial Assistance to Homebuyres (Homebuyer-acq)
3	Goal Name	Preserve Short & Long-term Homeless Facilities&HSG
	Goal Description	This reports on most of the anticipated assistance provided through ESG: Rapid Rehousing, Homelessness Prevention, and Shelter. Street Outreach is reported separately as only services, and Administration and HMIS are also not included.

4	Goal Name	Creation & preservation of aff rental hsg-CDBG DR
	Goal Description	
5	Goal Name	Continue Supportive Srvs-Persons with HIV/AIDS
	Goal Description	This reports on anticipated Supportive Services through HOPWA.
6	Goal Name	Preserve Short & Long-term Spc Need Facilities&HSG
	Goal Description	This reports on anticipated Street Outreach assistance through ESG.
7	Goal Name	Expand/Continue Non-housing Community Dev Sup Srvs
	Goal Description	CDBG - OT for budget line item deliverable in action plan really job training and supportive services
8	Goal Name	Improve & Maintain Water & Sewer Systems
	Goal Description	CDBG WS Fund
9	Goal Name	Foster Economic Development
	Goal Description	CDBG - EDSA
10	Goal Name	Revitalize Divested Downtown Districts
	Goal Description	CDBG - DTR
11	Goal Name	Improve and Maintain Community Facilities
	Goal Description	CDBG - CF

Table 7 – Goal Descriptions

AP-25 Allocation Priorities – 91.320(d)

Introduction

The following are the allocation priorities for the State of Iowa by federal funding category.

Funding Allocation Priorities

	Creation & preservation of affordable rental hsg (%)	Creation-Preservation of Affordable Homeownership (%)	Preserve Short & Long-term Homeless Facilities&HSG (%)	Creation & preservation of aff rental hsg-CDBG DR (%)	Continue Supportive Srvs- Persons with HIV/AIDS (%)	Preserve Short & Long-term Spc Need Facilities&HSG (%)	Expand/Continue Non-housing Community Dev Sup Srvs (%)	Improve & Maintain Water & Sewer Systems (%)	Foster Economic Development (%)	Revitalize Divested Downtown Districts (%)	
CDBG	0	22	0	0	0	0	1	40	14	16	
HOME	82	18	0	0	0	0	0	0	0	0	
HTF	100	0	0	0	0	0	0	0	0	0	
HOPWA	0	0	0	89	11	0	0	0	0	0	
ESG	0	0	99	0	0	1	0	0	0	0	
Other CDBG-DR	0	0	0	0	0	0	0	0	0	0	

Table 8 – Funding Allocation Priorities

Reason for Allocation Priorities

The State of Iowa's funding allocation priorities were developed in response to the State's priority needs, CDBG, HOME, HTF, HOPWA and ESG past performances and anticipated allocations. Note: These allocation priorities outlined above do not include allocations for program administration for each CPD program.

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

The State, informed by stakeholders input, has identified three overarching priority needs the population will face over the next five years and has developed eleven goals to address those needs. The priority needs are: limited housing opportunities; limited supportive services; limited non-housing supportive services; and aging infrastructure and divestment in communities. Approximately 22% of CDBG funds, 100% of HOME funds, 89% of HOPWA fund, and 99% of ESG funds have been allocated to meet the limited housing opportunities priority need by addressing the following goals: creation and preservation of affordable rental housing; preservation of affordable homeownership housing; preservation of short- and long-term homeless facilities and housing; preservation of short- and long-term special needs facilities and housing. Approximately 1% of CDBG funds and 11% of HOPWA funds have been allocated to meet the limited supportive services priority need by addressing the following goals: continue supportive services for persons with HIV/AIDS and expand and continue non-housing community development supportive services. Approximately 1% of ESG funds have been allocated to meet limited supportive services needs by addressing the goal to continue supportive services for homeless persons. The majority of CDBG, 77%, has been allocated to meet the aging infrastructure and divestment in community need which will be addressed through the following goals: improve and maintain water and sewer systems; foster economic development; revitalize downtown districts; and improve and maintain community facilities. The State has identified priority needs, developed goals and allocated funding to ensure the goals are met and the needs are addressed.

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction

Distribution Methods

Table 9 - Distribution Methods by State Program

1	State Program Name:	Community Facilities & Services Fund
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The Community Facilities Fund offers grants to assist communities for a variety of projects including daycare facilities, senior centers and other projects such as storm water.
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Applicants for CDBG funds must meet the following threshold criteria: Show the project addresses at least one of the three national objectives (primarily benefit low- and moderate-income persons, prevent or eliminates slum and blight or alleviate conditions which pose a serious and immediate threat to the health or welfare of a community's residents); Show project funds will be used only for eligible activities; Provide evidence of local capacity to administer grant (past experience with state or federal grants, staff qualifications or plans to contract for grant administration); Show acceptable past performance in administering a CDBG project; Show it is feasible to complete the project with the funds requested; To the greatest extent feasible, CDBG funds are to be used as gap financing. Applications are to identify and describe any other sources of funding for proposed activities; Identify community development and housing needs; Satisfy the Iowa Citizen Participation Plan requirements; and Present signed certifications as required.

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Applications for CDBG programs can be found on the State’s online grant application platform at https://www.iowagrants.gov/index.do. A tremendous amount of information on applying for and implementing a CDBG funded program, including management guides, presentations and templates, is available at the Iowa Economic Development Authority’s (IEDA’s) website: http://www.iowaeconomicdevelopment.com/CommunityDevelopment/CDBG. Detailed information on the criteria by which a CDBG application will be evaluated can be found in the CDBG Method of Distribution section of The State of Iowa Annual Action Plan: 2015, found at IEDA’s Plans and Reports website http://www.iowaeconomicdevelopment.com/CDBG/PlansReports.</p> <p>The following changes to application requirements were made to the 2015 and 2016 grant cycle. More competitive community facilities and services applications will have: Environmental complete; Site Control demonstrated by either an option on the parcel secured with money (if necessary) or ownership as long as it is purchased prior to the application submittal date; Final architectural plans completed or at least underway (this cost is ineligible for CDBG reimbursement. The site control and USDA-RD local match criteria above are recommendations for 2015 & 2016 applications and will be requirements for 2017 and subsequent applications.</p> <p>More competitive storm water applications will have Environmental complete); Final engineering complete or underway (this cost is ineligible for CDBG reimbursement); Working with DNR of IDALS on sustainability storm water project.</p> <p>Effective 2017 traditional storm water projects will be accepted through the Community Facilities Fund. Applications will be accepted once a year.</p>
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	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	n/a
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	N/A

	<p>Describe how resources will be allocated among funding categories.</p>	<p>Community facility program applications are selected through a competitive process on an annual basis. The State estimates up to 7% of the annual CDBG allocation will be awarded to community facility projects.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>The maximum grant award is capped at \$800,000. Communities with population less than 1,000 can receive up to \$300,000; Communities with populations between 1,000 and 2,500 can receive up to \$500,000; Communities with populations between 2,500 and 15,000 can receive up to \$600,000; and Communities with populations greater than 15,000 can receive up to \$800,000.</p>

	What are the outcome measures expected as a result of the method of distribution?	The State anticipates approximately 3 public facility non-housing infrastructure will be funded annually.
2	State Program Name:	Downtown Revitalization Fund
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The Downtown Revitalization Fund assists communities in demonstrating innovative, cutting edge solutions to make Iowa's communities more environmentally, economically and culturally viable.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Applicants for CDBG funds must meet the following threshold criteria: Show the project addresses at least one of the three national objectives (primarily benefit low- and moderate-income persons, prevent or eliminates slum and blight or alleviate conditions which pose a serious and immediate threat to the health or welfare of a community's residents); Show project funds will be used only for eligible activities; Provide evidence of local capacity to administer grant (past experience with state or federal grants, staff qualifications or plans to contract for grant administration); Show acceptable past performance in administering a CDBG project; Show it is feasible to complete the project with the funds requested; To the greatest extent feasible, CDBG funds are to be used as gap financing. Applications are to identify and describe any other sources of funding for proposed activities; Identify community development and housing needs; Satisfy the Iowa Citizen Participation Plan requirements; and Present signed certifications as required.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Applications for CDBG programs can be found on the State's online grant application platform at https://www.iowagrants.gov/index.do. A tremendous amount of information on applying for and implementing a CDBG funded program, including management guides, presentations and templates, is available at the Iowa Economic Development Authority's (IEDA's) website: http://www.iowaeconomicdevelopment.com/CommunityDevelopment/CDBG. Detailed information on the criteria by which a CDBG application will be evaluated can be found in the CDBG Method of Distribution section of The State of Iowa Annual Action Plan: 2015, found at IEDA's Plans and Reports website http://www.iowaeconomicdevelopment.com/CDBG/PlansReports.</p> <p>The following changes to application requirements will be effective as of the 2015 grant cycle. More competitive applications will have: Environmental complete and signed agreement with each business with money down in an escrow account (\$1,000-\$5,000). The following criteria are recommended in applications submitted for 2015 & 2016, the criteria will be required in applications submitted for 2017 and subsequent years. Architect procured with experience with secretary of the interior standards; Cost estimates completed by architect; and Minimum building requirements.</p>

	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	N/A
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	N/A

	Describe how resources will be allocated among funding categories.	Downtown Revitalization fund applications are competitive awarded on an annual basis. The State estimates 15% of the annual CDBG allocation will be awarded to downtown revitalization projects.
	Describe threshold factors and grant size limits.	Max grant award is \$500,000

	What are the outcome measures expected as a result of the method of distribution?	The State anticipates assisting approximately 80 businesses will be funded through this program annually.
3	State Program Name:	Emergency Solutions Grant (ESG) Program
	Funding Sources:	ESG
	Describe the state program addressed by the Method of Distribution.	The ESG program is designed to assist people to quickly regain stability in permanent housing after experiencing a housing crisis and/or homelessness.

	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	ESG applications are evaluated on eight criteria, three of which are bonus criteria, for a maximum of 111 points. The current criteria are as follows: bonus criteria – services for veterans, focus on rapid re-housing and service for a rural area (outside a Metropolitan Statistical Area); criteria – project design, experience and capacity, community partnerships, performance, budget and grants management. IFA will evaluate the needs and target the bonus criteria each year to ensure the dollars are following the need.
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	n/a

<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>IFA is the State ESG grantee. IFA works closely with the Iowa Council on Homelessness, the decision making body for the Balance of State Continuum of Care, to plan ESG allocations. IFA awards ESG funds on a competitive basis. Applications are accepted via an online platform annually. Agencies throughout the State may apply for ESG funds. Eligible applicants include units of general local government and nonprofit service agencies.</p>
<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>n/a</p>

	Describe how resources will be allocated among funding categories.	Resources will be and have been allocated in a manner that provides the rental assistance to those experiencing a housing crisis and or homelessness. It is expected that approximately 578 households will obtain rental assistance (through ESG & HOPWA).
	Describe threshold factors and grant size limits.	Current grant awards range from \$30,000 to \$150,000 with a \$100,000 maximum in any one category. IFA will evaluate the needs of the program and determine the maximum and minimum awards annually.

	What are the outcome measures expected as a result of the method of distribution?	For ESG and HOPWA the objectives and outcomes remain to provide for the ability to access decent housing, suitable living environments, and economic opportunities that address availability, accessibility, affordability, and sustainability for to those that are experiencing a housing crisis and/or homelessness. To the extent possible, it is expected that the outcome of this will be that approximately 6,700 persons will be served with ESG & HOPWA funds in Iowa.
4	State Program Name:	HOME Homebuyer
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	The Homebuyer program funds down payment and rehabilitation assistance programs administered by eligible nonprofits and governmental entities which in turn distribute funds to individual home buyers based on rules or guidelines developed by the administrator.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>HOME Homebuyer Assistance projects are evaluated and awarded points in five categories. The five categories are as follows: match, Great Places, Home Base Iowa Community, underserved and capacity.</p> <p>Match-The total amount of funding designated as and approved by IFA will be divided by the total amount of HOME funds requested.</p> <p>Great Places-Points will be awarded if the project is located entirely in a Great Place and required form is provided to IFA.</p> <p>Home Base Iowa Communities - Points will be awarded if the application shows that the project is located entirely in a Home Base Iowa community. Home Base Iowa Communities who have committed to rolling out the red carpet and welcoming military members and their families leaving the service to becoming Iowans. Home Base Iowa Communities initiative designates communities as centers of opportunity for military veterans and further highlights Iowa's statewide commitment to welcoming veterans to the state. Iowa has a great story to share nationwide, regularly ranking high on lists naming Iowa as a great place to live, work, play and raise a family.</p> <p>Capacity-Points will be awarded based on IFA's review of the Capacity section of the application.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>n/a</p>

	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	n/a
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	n/a

	<p>Describe how resources will be allocated among funding categories.</p>	<p>IFA Homebuyer applications are competitive awarded on an annual basis. The State estimates 19% of the annual HOME allocation will be awarded to homebuyer subrecipients.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>IFA State administrative rules limits the homebuyer grants to \$600,000 for each contract. The most important threshold criteria is the capacity of the entity to fulfill the requirements of the HOME program. Each funding round rules are established at IFA's website http://www.iowafinanceauthority.gov/.</p>

	What are the outcome measures expected as a result of the method of distribution?	IFA estimates that 20 households will be served in 2016.
5	State Program Name:	HOME Rental
	Funding Sources:	
	Describe the state program addressed by the Method of Distribution.	The Rental program makes low-interest loans available to developers of affordable single-family and multifamily housing developments

	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>HOME Rental program funds are awarded points in eight categories. The eight categories are as follows: match, targeted populations, Great Places, Home Base Iowa Communities, historical significance, Iowa Opportunity Areas, fully accessible units, and capacity.</p> <p>Match-The total amount of funding designated as and approved by Iowa Finance Authority (IFA) will be divided by the total amount of HOME funds requested.</p> <p>Targeted Populations-Points will be awarded for projects targeting one of the populations below: homeless persons, including homeless individuals, families, youth and/or veterans; persons with HIV/AIDS; persons with disabilities; transitional housing; victims of domestic violence.</p> <p>Great Places-Points will be awarded if the project is located entirely in a Great Place and required form is provided to IFA.</p> <p>Home Base Iowa Communities - Points will be awarded if the application shows that the project is located entirely in a Home Base Iowa community. Home Base Iowa Communities who have committed to rolling out the red carpet and welcoming military members and their families leaving the service to becoming Iowans. Home Base Iowa Communities initiative designates communities as centers of opportunity for military veterans and further highlights Iowa's statewide commitment to welcoming veterans to the state. Iowa has a great story to share nationwide, regularly ranking high on lists naming Iowa as a great place to live, work, play and raise a family.</p> <p>Historical Significance - Points will be awarded if the application shows that all buildings in the project have the proper historic designation.</p> <p>Iowa Opportunity Area - Points will be awarded to projects located entirely in high or very high Iowa Opportunity Area as defined in Iowa's Analysis of Impediments.</p> <p>Fully Accessible Units-50% of the HOME-assisted units must be fully accessible (not adaptable) and show as such in the plans submitted with the application. "Fully accessible unit" means a unit designed and constructed for full accessibility in accordance with Section 1002 of the International Code Councils (ICC) A117.1.</p> <p>Capacity-Points will be awarded based on IFA's review of the Capacity section of the application.</p>
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	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>n/a</p>
	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>n/a</p>

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	n/a
	Describe how resources will be allocated among funding categories.	IFA Rental applications are competitive awarded on an annual basis. The State estimates 55% of the annual HOME allocation will be awarded to homebuyer subrecipients.

	Describe threshold factors and grant size limits.	IFA State administrative rules limits the rental loans to \$1 million for each contract. The most important threshold criteria is the capacity of the entity to fulfill the requirements of the HOME program. Each funding round rules are established at IFA's website http://www.iowafinanceauthority.gov/ .
	What are the outcome measures expected as a result of the method of distribution?	IFA estimates that 23 households will be assisted by the construction or rehabilitation of affordable rental units.
6	State Program Name:	HTF Rental
	Funding Sources:	HTF

	Describe the state program addressed by the Method of Distribution.	The Rental program makes conditional grants available to developers of affordable multifamily housing developments
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	<p>1. Geographic Diversity.</p> <p>IFA will accept and consider proposals from across the state consistent with the state’s certification to affirmatively further fair housing. The needs of very low-income and extremely low-income tenants across Iowa are a high priority; however, geographic location of a project will be considered as it relates to opportunity areas and location near other affordable projects.</p> <p>2. Applicant Capacity.</p> <p>Applicants must demonstrate the ability to perform the tasks associated with the requirements of the NHTF and complete the assisted project in a timely manner. This capability will be evaluated during the competitive application review process. Capacity of the entire development team is evaluated, taking into consideration experience with similar projects, financial and staff capacity, and other factors relevant to the role of the entity.</p> <p>3. Project-Based Rental Assistance.</p> <p>IFA’s Qualified Allocation Plan (QAP) provides a significant number of points (up to 35) to projects that have project-based rental assistance already established. The QAP also provides a specific set-aside for projects that are seeking funds for rehabilitation to preserve affordable housing.</p> <p>HTF funds may be sought with tax credits or independently. HTF and tax credit projects will complete a joint application, which may be reviewed by both a HTF and tax credit committee.</p>

	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>n/a</p>
	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>n/a</p>

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	n/a
	Describe how resources will be allocated among funding categories.	IFA Rental applications are competitively awarded on an annual basis. The State estimates 90% of the annual HTF allocation will be awarded to developers of affordable multifamily housing.

	Describe threshold factors and grant size limits.	The most important threshold criterion is the capacity of the entity to fulfill the requirements of the HTF program. Each funding round rules are established at IFA's website http://www.iowafinanceauthority.gov/ . No grant size limit has been established.
	What are the outcome measures expected as a result of the method of distribution?	IFA estimates that 11 households will be assisted by the construction or rehabilitation of affordable rental units.
7	State Program Name:	Housing Fund
	Funding Sources:	CDBG

	Describe the state program addressed by the Method of Distribution.	The Housing Fund supports owner-occupied rehabilitation for single-family homes being used as the principal residence
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Applicants for CDBG funds must meet the following threshold criteria: Show the project addresses at least one of the three national objectives (primarily benefit low– and moderate–income persons, prevent or eliminates slum and blight or alleviate conditions which pose a serious and immediate threat to the health or welfare of a community’s residents); Show project funds will be used only for eligible activities; Provide evidence of local capacity to administer grant (past experience with state or federal grants, staff qualifications or plans to contract for grant administration); Show acceptable past performance in administering a CDBG project; Show it is feasible to complete the project with the funds requested; To the greatest extent feasible, CDBG funds are to be used as gap financing. Applications are to identify and describe any other sources of funding for proposed activities; Identify community development and housing needs; Satisfy the Iowa Citizen Participation Plan requirements; and Present signed certifications as required.

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Applications for CDBG programs can be found on the State’s online grant application platform at https://www.iowagrants.gov/index.do. A tremendous amount of information on applying for and implementing a CDBG funded program, including management guides, presentations and templates, is available at the Iowa Economic Development Authority’s (IEDA’s) website: http://www.iowaeconomicdevelopment.com/CommunityDevelopment/CDBG. Detailed information on the criteria by which a CDBG application will be evaluated can be found in the CDBG Method of Distribution section of The State of Iowa Annual Action Plan: 2015, found at IEDA’s Plans and Reports website http://www.iowaeconomicdevelopment.com/CDBG/PlansReports.</p> <p>The following changes to application requirements will be effective as of the 2015 grant cycle. More competitive applications will have: Environmental complete (if awarded this cost is eligible for CDBG reimbursement) and housing rehab applications approved, LMI benefit calculate to be re-checked once final completion of CDBG assisted work is completed. The following criteria are recommended for 2015 & 2016 applications and will be required for 2017 and subsequent applications: administration plan submitted; and administrator procured, if necessary.</p>
<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>n/a</p>

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	n/a
	Describe how resources will be allocated among funding categories.	Housing Fund applications are selected through a competitive process on an annual basis. The State estimates up to 22% of the annual CDBG allocation will be awarded to housing affordability projects.

	Describe threshold factors and grant size limits.	The maximum grant award is capped at \$37,500 per housing unit
	What are the outcome measures expected as a result of the method of distribution?	The State anticipates assisting approximately 133 homeowners through this program annually.
8	State Program Name:	Housing Opportunities for Persons with AIDS (HOPWA)
	Funding Sources:	HOPWA

	Describe the state program addressed by the Method of Distribution.	The HOPWA program assists persons who have been diagnosed with HIV/AIDS and their families who are homeless or at-risk of homelessness
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	IFA partners with five project sponsors that together cover the entire state. Sponsors are monitored regularly to ensure they meet HOPWA requirements
	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	n/a

	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>n/a</p>
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	<p>IFA works with five project sponsors that together provide services to all areas of the State. In the event that a project sponsor is no longer able or willing to provide HOPWA services, IFA issues a Request for Information from interested new partners. Selection criteria include the following:</p> <ul style="list-style-type: none"> • Experience providing services to persons living with HIV/AIDS and their families, including through Ryan White programs. • Experience providing housing services to low-income persons. • Experience administering federal programs. • Experience with data collection and outcomes reporting. • Financial management history and capability. • Personnel qualifications. • Relevant community partnerships.

	<p>Describe how resources will be allocated among funding categories.</p>	<p>Funding categories include Tenant Based Rental Assistance (TBRA), Short-Term Rent/Mortgage/Utilities Assistance (STRMU), Permanent Housing Placement, Supportive Services, Housing Information Services, and Administration. Sponsors submit budget requests in the various categories based on regional needs, including the current number of clients receiving TBRA assistance, the number of clients that received STRMU in the previous year and the amounts spent, and a review of unmet needs from the previous year. Funding is prioritized first to ensure that TBRA subsidies are continued for current clients._</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>Funds are allocated based on a formula utilizing the current number of HIV/AIDS diagnoses per county. For example, if one region contains 30% of the HIV/AIDS diagnoses, that region would receive 30% of the available funding. Sponsors are monitored regularly to ensure they continue to meet threshold grant requirements, including compliance with program regulations, financial management, and data reporting._</p>

	What are the outcome measures expected as a result of the method of distribution?	The State anticipates assisting approximately 148 households through this program annually. This includes approximately 48 households assisted through TBRA and 100 households through STRMU, with additional assistance for Permanent Housing Placement and Supportive Services.
9	State Program Name:	Job Creation, Rentention, and Enhancement Fund (EDSA)
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The Job Creation, Retention & Enhancement Fund assists businesses that create new jobs through the Economic Development Set-Aside (ESDA) and provides industry driven training assistance to the underemployed and working poor through Career Link. EDSA provides direct and forgivable loans to encourage business start up, expansion, and/or capital investment. Manufacturing businesses are preferred, but other types of businesses are assisted as well. Career Link is designed to provide targeted job training meeting the needs of businesses and workers.

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Applicants for CDBG funds must meet the following threshold criteria: Show the project addresses at least one of the three national objectives (primarily benefit low– and moderate–income persons, prevent or eliminates slum and blight or alleviate conditions which pose a serious and immediate threat to the health or welfare of a community’s residents); Show project funds will be used only for eligible activities; Provide evidence of local capacity to administer grant (past experience with state or federal grants, staff qualifications or plans to contract for grant administration); Show acceptable past performance in administering a CDBG project; Show it is feasible to complete the project with the funds requested; To the greatest extent feasible, CDBG funds are to be used as gap financing. Applications are to identify and describe any other sources of funding for proposed activities; Identify community development and housing needs; Satisfy the Iowa Citizen Participation Plan requirements; and Present signed certifications as required.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Applications for CDBG programs can be found on the State’s online grant application platform at https://www.iowagrants.gov/index.do. A tremendous amount of information on applying for and implementing a CDBG funded program, including management guides, presentations and templates, is available at the Iowa Economic Development Authority’s (IEDA’s) website: http://www.iowaeconomicdevelopment.com/CommunityDevelopment/CDBG. Detailed information on the criteria by which a CDBG application will be evaluated can be found in the CDBG Method of Distribution section of The State of Iowa Annual Action Plan: 2015, found at IEDA’s Plans and Reports website http://www.iowaeconomicdevelopment.com/CDBG/PlansReports.</p>

	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	n/a
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	n/a

	Describe how resources will be allocated among funding categories.	EDSA accepts rolling applications and the award process is competitive. The State estimates that up to 15% of the CDBG allocation will be awarded to job creation and/or retention projects. Only cities and towns are eligible to apply for Career Link funds.
	Describe threshold factors and grant size limits.	There is a ceiling of \$1,000,000 per project. There are no thresholds for Career Link applications

	What are the outcome measures expected as a result of the method of distribution?	The State anticipates creating and/or retaining approximately 160 jobs annually.
10	State Program Name:	Opportunities, Threats & Sustainability Fund
	Funding Sources:	CDBG
	Describe the state program addressed by the Method of Distribution.	The Opportunities, Threats & Sustainability Fund assists communities that are facing an imminent threat to public health, safety or welfare that requires immediate assistance and to cities and communities that see an opportunity to demonstrate sustainable community activities

<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>Applicants for CDBG funds must meet the following threshold criteria: Show the project addresses at least one of the three national objectives (primarily benefit low– and moderate–income persons, prevent or eliminates slum and blight or alleviate conditions which pose a serious and immediate threat to the health or welfare of a community’s residents); Show project funds will be used only for eligible activities; Provide evidence of local capacity to administer grant (past experience with state or federal grants, staff qualifications or plans to contract for grant administration); Show acceptable past performance in administering a CDBG project; Show it is feasible to complete the project with the funds requested; To the greatest extent feasible, CDBG funds are to be used as gap financing. Applications are to identify and describe any other sources of funding for proposed activities; Identify community development and housing needs; Satisfy the Iowa Citizen Participation Plan requirements; and Present signed certifications as required.</p>
<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Applications for CDBG programs can be found on the State’s online grant application platform at https://www.iowagrants.gov/index.do. A tremendous amount of information on applying for and implementing a CDBG funded program, including management guides, presentations and templates, is available at the Iowa Economic Development Authority’s (IEDA’s) website: http://www.iowaeconomicdevelopment.com/CommunityDevelopment/CDBG. Detailed information on the criteria by which a CDBG application will be evaluated can be found in the CDBG Method of Distribution section of The State of Iowa Annual Action Plan: 2015, found at IEDA’s Plans and Reports website http://www.iowaeconomicdevelopment.com/CDBG/PlansReports.</p> <p>The following changes to application requirements will be effective as of the 2017 grant cycle. Sustainable storm water project will only be funded if co-sponsored by DNR or with IDALS involvement. These will have an open application cycle.</p>

	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	n/a
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	n/a

	Describe how resources will be allocated among funding categories.	The State estimates up to 5% of the annual CDBG allocation will be awarded to projects, which respond to opportunities, threats or sustainability.
	Describe threshold factors and grant size limits.	Determined on a per project basis.

	What are the outcome measures expected as a result of the method of distribution?	The State anticipates funding approximately 100 households served.
11	State Program Name:	Tenant-Based Rental Assistance
	Funding Sources:	HOME
	Describe the state program addressed by the Method of Distribution.	The Tenant-Based Rental Assistance program assists individual households to afford market-rate rental units by providing housing costs such as rent, security deposits and/or utility deposits.

	<p>Describe all of the criteria that will be used to select applications and the relative importance of these criteria.</p>	<p>HOME Tenant-Based Rental Assistance projects are evaluated and awarded points in six categories. The six categories are as follows: match, targeted populations, Great Places, Home Base Iowa Community, 85% Rent Subsidy and capacity.</p> <p>Match-The total amount of funding designated as and approved by IFA will be divided by the total amount of HOME funds requested.</p> <p>Targeted Populations-Points will be awarded for projects targeting one of the populations below: homeless persons, including homeless individuals, families, youth and/or veterans; persons with HIV/AIDS; persons with disabilities; transitional housing; victims of domestic violence.</p> <p>Great Places-Points will be awarded if the project is located entirely in a Great Place and required form is provided to IFA.</p> <p>Home Base Iowa Communities - Points will be awarded if the application shows that the project is located entirely in a Home Base Iowa community. Home Base Iowa Communities who have committed to rolling out the red carpet and welcoming military members and their families leaving the service to becoming Iowans. Home Base Iowa Communities initiative designates communities as centers of opportunity for military veterans and further highlights Iowa's statewide commitment to welcoming veterans to the state. Iowa has a great story to share nationwide, regularly ranking high on lists naming Iowa as a great place to live, work, play and raise a family.</p> <p>85% Rent Subsidy - Points will be awarded if 85% or more of the clients served by the project receive ongoing rent subsidies.</p> <p>Capacity-Points will be awarded based on IFA's review of the Capacity section of the application.</p>
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	<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>n/a</p>
	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	<p>n/a</p>

	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	n/a
	Describe how resources will be allocated among funding categories.	IFA TBRA applications are competitive awarded on an annual basis. The State estimates 26% of the annual HOME allocation will be awarded to homebuyer subrecipients.

	Describe threshold factors and grant size limits.	IFA State administrative rules limits the TBRA grants to \$1 million for each contract. The most important threshold criteria is the capacity of the entity to fulfill the requirements of the HOME program. Each funding round rules are established at IFA's website http://www.iowafinanceauthority.gov/ .
	What are the outcome measures expected as a result of the method of distribution?	IFA estimates that 375 households will be assisted by TBRA.
12	State Program Name:	Water/Sewer Fund
	Funding Sources:	CDBG

	Describe the state program addressed by the Method of Distribution.	The Water/Sewer Fund assist cities and counties with sanitary and water system improvements, water and wastewater treatment facilities, and storm sewer projects related to sanitary improvements and rural water connections
	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	Applicants for CDBG funds must meet the following threshold criteria: Show the project addresses at least one of the three national objectives (primarily benefit low– and moderate–income persons, prevent or eliminates slum and blight or alleviate conditions which pose a serious and immediate threat to the health or welfare of a community’s residents); Show project funds will be used only for eligible activities; Provide evidence of local capacity to administer grant (past experience with state or federal grants, staff qualifications or plans to contract for grant administration); Show acceptable past performance in administering a CDBG project; Show it is feasible to complete the project with the funds requested; To the greatest extent feasible, CDBG funds are to be used as gap financing. Applications are to identify and describe any other sources of funding for proposed activities; Identify community development and housing needs; Satisfy the Iowa Citizen Participation Plan requirements; and Present signed certifications as required.

<p>If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)</p>	<p>Applications for CDBG programs can be found on the State’s online grant application platform at https://www.iowagrants.gov/index.do. A tremendous amount of information on applying for and implementing a CDBG funded program, including management guides, presentations and templates, is available at the Iowa Economic Development Authority’s (IEDA’s) website: http://www.iowaeconomicdevelopment.com/CommunityDevelopment/CDBG. Detailed information on the criteria by which a CDBG application will be evaluated can be found in the CDBG Method of Distribution section of The State of Iowa Annual Action Plan: 2015, found at IEDA’s Plans and Reports website http://www.iowaeconomicdevelopment.com/CDBG/PlansReports.</p> <p>The following changes to application requirements will be effective as of the 2015 grant cycle. More competitive applications will have: Environmental Complete Final Engineering Complete or at lease underway (this cost is ineligible for CDBG reimbursement). The following criteria are recommended for 2015 & 2016 applications and will be required for 2017 and subsequent applications. Sewer – if the project needs DNR permit an approved facility plan is required; Water – if the project needs DNR permit an approved preliminary engineering plan is required; If DNR SRF is the local match the project must be approved by EPC IUP; If USDA-RD is the local match a letter of plan approval will be submitted with the application.</p> <p>Effective 2017 applications will be taken quarterly: Jan. 1, April 1, July 1, and Oct. 1; A maximum of 25 applications will be accepted each quarter; An equal amount of money will be available each quarter. If money is not spent in one quarter it will roll over to the next; and Unsuccessful application will be able to resubmit in the next quarter without holding a new public hearing.</p>
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	<p>Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)</p>	n/a
	<p>Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)</p>	n/a

	<p>Describe how resources will be allocated among funding categories.</p>	<p>Water/Sewer fund applications are competitive awarded on an annual basis. The State will be transitioning to quarterly awards in program year 2017. The State estimates 38% of the annual CDBG allocation will be awarded to water and sewer projects.</p>
	<p>Describe threshold factors and grant size limits.</p>	<p>The maximum grant award is capped at \$800,000. Communities with population less than 30,000 are limited to \$1,000 per capita; Communities with populations between 1,000 and 2,500 can receive up to \$500,000; Communities with populations between 2,500 and 15,000 can receive up to \$600,000; and Communities with populations greater than 15,000 can receive up to \$800,000.</p>

	What are the outcome measures expected as a result of the method of distribution?	The State anticipates funding over 26 public facility or non-housing infrastructure projects annually.
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Discussion

AP-35 Projects – (Optional)

Introduction

IEDA is entering our projects with our action plan because they mirror our method of distribution. HOME will enter their projects once funding is announced after the submittal of the action plan.

#	Project Name
1	CDBG Housing
2	CDBG Water & Sewer
3	CDBG Economic Development
4	CDBG Downtown Revitalization
5	CDBG Community Facilities and services
6	CDBG opportunity, Threats, and Sustainability
7	CDBG Technical Assistance

Table 10 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary

Project Summary Information

Table 11 – Project Summary

1	Project Name	CDBG Housing
	Target Area	
	Goals Supported	Creation-Preservation of Affordable Homeownership
	Needs Addressed	Limited Housing Opportunities
	Funding	CDBG: \$4,707,182
	Description	CDBG Owner-Occupied Housing rehabilitation
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 133 units of owner-occupied housing will be rehabilitated for low-to moderate income families.
	Location Description	State of Iowa
	Planned Activities	Approximately 133 units of owner-occupied housing will be rehabilitated for low-to moderate income families.
2	Project Name	CDBG Water & Sewer
	Target Area	
	Goals Supported	Improve & Maintain Water & Sewer Systems
	Needs Addressed	Limited Non-Housing Supportive Services
	Funding	CDBG: \$7,057,291
	Description	Water and Sewer infrastructure projects

	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately, 26 Low-to moderate income communities will receive assistance to improve either their water or sewer system infrastructure.
	Location Description	state of Iowa
	Planned Activities	Approximately, 26 Low-to moderate income communities will receive assistance to improve either their water or sewer system infrastructure.
3	Project Name	CDBG Economic Development
	Target Area	
	Goals Supported	Foster Economic Development
	Needs Addressed	Aging Infrastructure and Divestment in Communities
	Funding	CDBG: \$3,253,314
	Description	Financial assistance to communities to assist businesses create or retain Low to moderate jobs
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 160 jobs created for low to moderate income persons.
	Location Description	state of Iowa
	Planned Activities	Approximately 160 jobs created for low to moderate income persons.
4	Project Name	CDBG Downtown Revitalization
	Target Area	
	Goals Supported	Revitalize Divested Downtown Districts

	Needs Addressed	Aging Infrastructure and Divestment in Communities
	Funding	CDBG: \$3,253,314
	Description	Provide financial assistance to communities to incentivize outside of buildings improvements.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 8 communities will be assisted.
	Location Description	state of Iowa
	Planned Activities	Approximately 8 communities will be assisted with funds to revitalize downtowns with facade improvements.
5	Project Name	CDBG Community Facilities and services
	Target Area	
	Goals Supported	Improve and Maintain Community Facilities
	Needs Addressed	Aging Infrastructure and Divestment in Communities
	Funding	CDBG: \$1,518,213
	Description	Rehabilitate or develop public and community facilities that serve low-to moderate residents.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 3 communities will receive assistance to develop or rehabilitate public facilities for low-to moderate residents.
	Location Description	State of Iowa
	Planned Activities	Approximately 3 communities will receive assistance to develop or rehabilitate public facilities for low-to moderate residents.

6	Project Name	CDBG opportunity, Threats, and Sustainability
	Target Area	
	Goals Supported	Improve & Maintain Water & Sewer Systems Foster Economic Development Revitalize Divested Downtown Districts Improve and Maintain Community Facilities
	Needs Addressed	Aging Infrastructure and Divestment in Communities
	Funding	CDBG: \$1,084,438
	Description	Financial assistance to communities that are facing an imminent threat to public health, safety or welfare and to cities that see an opportunity to demonstrate sustainable community activities.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	approximately 3 communities will receive assistance.
	Location Description	
	Planned Activities	Financial assistance to communities that are facing an imminent threat to public health, safety or welfare and to cities that see an opportunity to demonstrate sustainable community activities.
7	Project Name	CDBG Technical Assistance
	Target Area	

Goals Supported	Expand/Continue Non-housing Community Dev Sup Srvc Improve & Maintain Water & Sewer Systems Foster Economic Development Revitalize Divested Downtown Districts Improve and Maintain Community Facilities
Needs Addressed	Limited Housing Opportunities Limited Non-Housing Supportive Services Aging Infrastructure and Divestment in Communities
Funding	CDBG: \$216,886
Description	projects to assist communities in completing CDBG applications
Target Date	12/31/2016
Estimate the number and type of families that will benefit from the proposed activities	all non-entitlement communities will be assisted
Location Description	statewide
Planned Activities	

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

Yes

Available Grant Amounts

While IEDA is able to offer a number of CDBG funded programs to Iowa communities for a wide range of activities, there remain four types of needs that remain under-addressed: 1) relatively large dollar and large impact projects aimed at economic development through business location or expansion and job creation; 2) large scale and comprehensive adaptive reuse or conversion of vacant or underutilized buildings; 3) consolidated rehabilitation of groups of upper story residential units in a single market area; and 4) provision of new workforce single family housing opportunities.

Accordingly, beginning in Project Year 2015, the State of Iowa Economic Development Authority (IEDA), intends to begin utilizing HUD's Section 108 Loan Guarantee Program to provide funds to non-entitlement Iowa units of local governments to address the aforementioned underserved needs. HUD makes the ultimate approval or denial of the federal guarantee. The grant amount is \$40,000,000.

Acceptance process of applications

Applications will be accepted via the states online application system: IowaGrants. The minimum loan amount proposed is \$500,000 and the maximum loan amount is \$10,000,000. The State may enter into loan guarantee agreements in support of projects sponsored by any non-entitlement unit of local government. In order to be eligible, a project must meet all applicable CDBG requirements and result in significant employment opportunities and/or benefits for low- and moderate-income persons. The advantage to the State of Iowa in participating in the Section 108 program is that the program accelerates the implementation of a project, leverages other public and private resources and provides access to a large pool of funds for development projects at a below market interest rate.

As per the regulations set forth in CFR 570 Subpart M, HUD permits States to borrow up to five times the amount of the most recent CDBG grant received by the State. Future CDBG funds to be awarded to the State are pledged as collateral for the amount borrowed.

IEDA plans to borrow up to \$40 million, (185% of the State's current annual allocation), from HUD to be distributed during the 5 year Consolidated Plan period to non-entitlement Iowa units of local government. IEDA proposes to issue low interest loans to localities for three primary purposes through

the new Community Revitalization and Economic Enhancement (R & E) program:

1. Economic Development Resulting Directly in Substantial Private Investment and Job Creation/ Retention, including investment in public infrastructure in direct support of economic development
1. Adaptive Conversion or Reuse of Vacant or Underutilized Commercial or Industrial Buildings for Residential Purposes
1. Rehabilitation/ Reconstruction / Conversion of Buildings to Provide Upper Story Residential Units
1. Provision of New Affordable Single Family Residential Units

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

No

State's Process and Criteria for approving local government revitalization strategies

The State of Iowa has not chosen to target particular geographical areas for special set-aside assistance under the CDBG Program. Rather, all non-entitlement communities are allowed to submit applications in one of the outlined funding categories on a competitive basis. Thus, Iowa has not authorized or approved any local government community revitalization strategies.

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

The State of Iowa will distribute community development resources in proportion to development needs in the state. Iowa does not have any specific geographic target area priorities, but does encourage investments to be targeted in areas of high level of need for all CPD grant programs. For Community Development Block Grants (CDBG) Most of Iowa's programs require jurisdictions to target non-housing community development funds in areas where at least 51% of the residents have incomes at or below 80% of the Area Median Income.

For HOME Investment Partnerships Program (HOME), Iowa does not set specific geographic target areas for HOME projects, however, it does provide points in its application scoring for developments or projects located in cities designated as Great Places through the Iowa Great Places program, Home Base Iowa Communities and Iowa Opportunity Areas. These investments leverage other federal, state and local investments to encourage holistic planning and community development.

For Housing Trust Fund (HTF), IFA anticipates utilizing the funds in multiple projects across the state in areas which exhibit a strong need for housing for extremely low-income families as well as in areas that reflect the geographic priorities established in the 2017 Qualified Allocation Plan which includes high opportunity areas, very high opportunity areas, census tracts that do not contain high density of LIHTC units, and Great Places, as defined in Iowa Code Section 303.3C.

For Emergency Solutions Grant (ESG), Iowa does not set specific geographic target areas for ESG activities, however it does provide points in its application scoring for activities that will serve the homeless in non-Metropolitan Statistical Areas to encourage support and programming for rural homelessness issues.

For Housing Opportunities for Persons with HIV/AIDS (HOPWA), Iowa does not set specific geographic target areas for HOPWA activities and serves the entire state. Iowa encourages its 5 HOPWA sponsors to target populations that meet its two criteria – low-income households and at least one person living in the household with HIV/AIDS.

Geographic Distribution

Target Area	Percentage of Funds

Table 12 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

n/a

Discussion

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction

Given local market conditions, homeownership costs remain high, although they have diminished somewhat during the recent economic downturn. Even with funding limitations and cutbacks, the State of Iowa will continue to focus its HUD Community Planning and Development (CPD) funds to support activities across the housing needs spectrum, seeking to increase and improve affordable housing stock, preserve existing affordable rental housing, rehabilitate existing single- and multi-family housing, and to affirmatively further fair housing.

The one year goals vary by program and the population to be served. Some of the data in the following tables may overlap due to some programs that assist households in addition to individuals. Those served by the Tenant Based Rental Assistance (TBRA) program, for instance, may be homeless receiving rental assistance, in addition to those receiving TBRA who aren't homeless but have special needs.

As more and more people are choosing to rent, IFA continues to focus the HOME dollars on tenant-based rental assistance and the creation/rehabilitation of rental units. The new, more stringent homebuyer underwriting requirements are making it more difficult for IFA's subrecipients to find homebuyers who qualify for the assistance. This will continue to be a problem unless the cost of the housing increases dramatically or the subrecipients concentrate their efforts on lower income households.

Only HOME and CDBG were used as potential funding sources for the numbers in these charts.

One Year Goals for the Number of Households to be Supported	
Homeless	173
Non-Homeless	516
Special-Needs	324
Total	1,002

Table 13 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	790
The Production of New Units	28

Annual Action Plan
2016

One Year Goals for the Number of Households Supported Through	
Rehab of Existing Units	185
Acquisition of Existing Units	10
Total	1,002

Table 14 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing - 24 CFR 91.320(j)

Introduction

The State will from time to time provide support and technical assistance to PHAs upon local request. Specific financial assistance to PHAs under any of the Consolidated Plan formula grant programs will be considered as any other application competing for those funds, unless the administering State agency determines that both cause and authority exist to prioritize such funding under the current Consolidated Plan and the individual program's guidelines

Actions planned during the next year to address the needs to public housing

This Annual Plan is for a State grantee. No summary information is available on the actions planned for the multiple public housing authorities in Iowa

Actions to encourage public housing residents to become more involved in management and participate in homeownership

see above

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

see above

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

The Iowa Finance Authority administers various state-wide grant programs that make funding possible for agencies across the state to serve those that are homeless or those that are at-risk of homelessness. The Iowa Finance Authority administers the Emergency Solutions Grant, Housing Opportunities for Persons with AIDS, and the state Shelter Assistance Fund. The Iowa Finance Authority also serves as the collaborative applicant for the Iowa Balance of State Continuum of Care and works diligently to provide staff support to the Iowa Council on Homelessness.

The Iowa Finance Authority continues to collaborate with the Iowa Council on Homelessness and stakeholders around the state to effectively address and work towards reducing and ending homelessness in Iowa. Projects awarded funding under the HTF program may assist homeless and other special needs populations.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The State of Iowa will continue working to reduce and end homelessness by working closely with the Iowa Council on Homelessness/Balance of State Continuum of Care to identify priority needs and inform Emergency Solutions Grant (ESG) allocations. IFA, as the State ESG grantee, will continue to competitively award funds to sub-grantees at the local level to deliver housing and homeless services to persons in need. During the first year of the Consolidated Plan cycle, 2015-2016, the State anticipates local organizations will provide rapid re-housing assistance to approximately 1,500 individuals, overnight shelter and supportive services to over 4,000 individuals, and homeless prevention services to approximately 1,000 individuals.

The State will continue to support collaborative efforts to build local providers capacity in the areas of outreach and assessment. Implementation of practices identified in the “Best Practices for Iowa’s Homeless System” made available in 2013-2014 are ongoing. Channels of communication to reach homeless persons, especially those who are unsheltered, are constantly expanding and shifting. The state is working towards implementing a uniform intake assessment tool: the Vulnerability Index and Service Prioritizations Decision Assistance Tool (VI-SPDAT).

Addressing the emergency shelter and transitional housing needs of homeless persons

In the 2016 program year, 29 organizations will receive ESG funding through IFA to meet the emergency shelter and transitional housing needs of Iowans. The State approximates there will be over 1,000 emergency shelter beds, over 1,000 transitional housing beds and over 200 rapid re-housing beds available within the Balance of State Continuum of Care in 2015-2016.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Local providers, in collaboration with the Balance of State Continuum of Care and the Iowa Council on Homelessness, are working to shorten periods of homeless and prevent recurrences of homelessness through a number of measures. These include adopting and implementing “Best Practices for Homelessness Services” and the VI-SPDAT Coordinated Entry tool; accurately documenting the length of an episode of homelessness; access to affordable housing through rapid re-housing and Public Housing Authorities; and regularly following-up with clients upon exit from homeless housing programs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The State has extensive systems in place, both legally mandated and voluntary; to ensure that low-income and extremely low-income individuals and families avoid entering homelessness upon exiting publicly funded institutions and systems of care. Local service providers work closely with State agencies transition plans for youth aging out of foster care, discharge plans for patients leaving mental and physical health facilities, and former prisoners reentering the general population.

Discussion

AP-70 HOPWA Goals – 91.320(k)(4)

One year goals for the number of households to be provided housing through the use of HOPWA for:	
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family	100
Tenant-based rental assistance	48
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds	0
Total	148

AP-75 Barriers to affordable housing – 91.320(i)

Introduction

The Housing and Community Development Act of 1974 requires that any community receiving HUD funds affirmatively further fair housing. Communities receiving CDBG entitlement funds are required to: examine and attempt to alleviate housing discrimination within their jurisdiction; promote fair housing choice for all persons; provide opportunities for all persons to reside in any given housing development, regardless of race, color, religion, gender, disability, familial status, or national origin; promote housing that is accessible to and usable by persons with disabilities; and comply with the non-discrimination requirements of the Fair Housing Act. The State of Iowa meets these requirements through the regular preparation of an Analysis of Impediments to Fair Housing Choice (AI).

The State's Fair Housing Action Plan identifies six impediments to fair housing and makes a number of recommendations to lower these barriers. Barriers identified include the following: the potential for increased urbanization to exacerbate segregation; limited housing choice for members of the protected classes because of their lower incomes; increased difficulty for minorities to achieve homeownership; the potential for members of the protected classes to experience difficulty finding housing due to specific housing needs; policies inconsistent with fair housing standards and best practices; the need for expanded fair housing education, outreach and enforcement. The Fair Housing Action Plan will provide a series of recommended actions. These range from increased education and testing, to incorporating the Site and Neighborhood Standards of the HOME Program, to requiring and incentivizing the location of housing developments. The State will evaluate the efficacy of these recommendations and implement those that will best serve Iowans. The availability of HTF dollars will help to expand the affordable housing options for extremely low-income Iowans.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

see above

Discussion

AP-85 Other Actions – 91.320(j)

Introduction

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting underserved needs are lack of financial and human resources, and a growing gap between housing costs and incomes. The state will continue to use its resources carefully and strategically as evidenced in this plan to reduce the effects of the cost/income gap.

Actions planned to foster and maintain affordable housing

In addition to using CDBG, HOME, HTF, ESG, and HOPWA, the state undertakes numerous other actions to foster and maintain affordable housing. Coordinating the use of the Low Income Housing Tax Credit (LIHTC) program to develop new affordable housing is a critical component of the state's affordable housing strategy. Information on the LIHTC program administered by IFA can be found at <http://www.iowafinanceauthority.gov/Public/Pages/PC116LN11>

Other state programs administered by IFA for affordable rental can be found at <http://www.iowafinanceauthority.gov/Programs/AffordableRental>

for home ownership at <http://www.iowafinanceauthority.gov/Programs/AffordableHomeownership>

and for homelessness the Shelter Assistance Fund at <http://www.iowafinanceauthority.gov/Public/Pages/PC84LN13>

Other state programs administered by IEDA include the Workforce Housing tax Credit program (WHTC), information can be found at <http://www.iowafinanceauthority.gov/Public/Pages/PC116LN11>

the Tax Increment Financing program (TIF) information can be found at <http://www.iowaeconomicdevelopment.com/CommunityDevelopment/TIF>

Actions planned to reduce lead-based paint hazards

As Iowa's housing stock continues to age, the incidence of hazards from deteriorating lead paint will likely increase. The prevalence of lead-based paint may be used to develop measures of potential risk from LBP hazards, even if the hazards are not yet present. In general, the higher likelihood that homes

built before 1950 contain lead-based paint, combined with possible physical deterioration associated with their age, puts these pre-1950 homes in a “high-risk” category for exposure to LBP hazards. Many homes built between 1950 and 1980 also contain lead-based paint; however, their relatively newer condition puts them in a category of “moderate risk” for exposure to LBP hazards.

The state of Iowa’s Childhood Lead Poisoning Prevention Program (CLPPP) conducts testing of children, provides medical and environmental case management for children with lead poisoning, conducts education and outreach regarding childhood lead poisoning in communities, and manages blood lead testing and case management data. The CLPPP targets children under the age of six years. With funding from federal and state sources, the program provides direct services in 28 counties and contracted services to Title V child health clinics and public health agencies in 71 counties.

Recent legislative changes have expanded the scope of lead-poisoning prevention efforts in Iowa. In 2009, the state passed legislation giving the IDPH authority to certify renovators who work in target housing and child-occupied facilities. The legislation also gives IDPH authority to extend pre-renovation notification requirements to child-occupied facilities. In 2007, the state passed legislation that requires all children entering kindergarten to be tested for lead poisoning. This requirement helps to assure that children who are identified as lead-poisoned will receive interventions to reduce the effects of lead poisoning on their growth and development.

The State will follow, and monitor grantees to ensure compliance with the HUD lead-based paint regulations implementing Title X of the Housing and Community Development Act of 1992. These regulations cover the CDBG, HOME, ESG, and HOPWA programs, and identify the appropriate type of activity to control lead paint hazards, in projects using federal funds. The \$25,000 abatement threshold in Title X has not been adjusted since it was established, while construction/ rehabilitation costs have escalated. This can preclude a number of homes from being rehabilitated because abatement costs make it financially unfeasible. The State will further comply with LBP regulations of the EPA and those enacted by the State of Iowa, including licensing requirements for rehabilitation contractors.

Iowa will coordinate for training, education and other resources related to lead-based paint hazards, and will require that grantees and sub grantees utilize staff and contractors that have the appropriate training and certification.

Actions planned to reduce the number of poverty-level families

To facilitate state wide economic development and create jobs, the state, using bi-partisan support in the State Legislature in 2011, and through the IEDA has set bold economic development goals for the coming years: Create 200,000 private-sector jobs, raise family incomes by 25 percent, cut the cost of state government by 15%, reestablish Iowa's world class education system, and make Iowa the “Healthiest State.” The State, in partnership with non-profit agencies and businesses, can influence the

chances of moving families and individuals to move up and out of poverty by supporting local and regional efforts to create new jobs and improve family incomes. State and regional projects and initiatives that will impact the employment and economic levels of employees and residents, such as financial assistance for entrepreneurial and small businesses, tax incentives, site location assistance, infrastructure improvements to water and sewer systems, community facilities, and downtown commercial rehabilitation, will create a positive economic environment. The use of the CDBG Section 108 Loan Guarantee program will play an important role in this initiative.

Actions planned to develop institutional structure

One of the biggest gaps in the institutional delivery system is the large territory that must be covered by a limited number of staff members. The foundation of institutional structure that supports affordable housing, and community and economic development is the excellent working relationship and coordination of activities between the IEDA and the IFA. That relationship, combined with the Iowa Association of Regional Councils creates a state wide collaborative effort to design and implement affordable housing, and community and economic development programs. The Iowa Association of Regional Councils is the trade association for the 17 Councils of Governments (COGs) in Iowa. Since 1988, IARC has brought leaders and communities together to promote economic growth, improve public sector services, and solve regional issues for the future of Iowa.. Additionally, the IEDA asked Councils of Government (COGs) to develop a system to help the agency rank applications for water and sewer funding from CDBG funds. Based on the success of this project, IEDA asked COGs to develop a system to rank housing applications as well.

Actions planned to enhance coordination between public and private housing and social service agencies

Public agencies, for-profit and non-profit private organizations all play a part in the provision of affordable housing, social services, capital improvements, and economic development. However, the lack of financial resources for development, operations, and support services is a huge gap to overcome. Addressing these gaps will be a high priority for Iowa. The State will continue to work to provide stronger coordination between agencies and local organizations. IEDA provides regular work shops and technical assistance for current and potential applicants for CDBG funds, including extensive resources available on their web site at <http://www.iowaeconomicdevelopment.com/CommunityDevelopment/CDBG>

IFA provides similar technical assistance and web resources at <http://www.iowafinanceauthority.gov/>

Additionally IFA coordinates monthly meetings with the Iowa Council on Homelessness.

The State welcomes new partners, and will continue to proactively work with other agencies and for-profit and non-profit private organizations to ensure that efficient and effective programs are developed and managed. To the extent that redundancy is reduced, and streamlining is increased, the State and other jurisdictions will all better serve Iowa's communities.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	5,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	5,000

Other CDBG Requirements

1. The amount of urgent need activities	2
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The State of Iowa only invests HOME funds in activities identified Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The State of Iowa does not use HOME funds to target housing for certain populations. The recapture will be enforced through conditions in the IFA-recipient contract, implemented through local agreements and monitored for compliance with recorded legal instruments containing the necessary provisions and covenants. Recapture requirements will be secured through receding forgivable loans due upon sale or transfer within the period of affordability, reducing the HOME investment amount to be recaptured on a pro-rata basis for the time the homeowner has owned and occupied the housing measured against the required affordability period (example: 1/5 of the amount of the HOME subsidy to the homeowner will be forgiven for each year of a 5-year affordability period). Direct subsidy to homebuyer activities involving HOME funded rehabilitation after the purchase of the property is calculated by the difference between the fair market value after-rehab and the purchase price.

In the event that a homeowner unit that is assisted is sold, conveyed, or otherwise transferred during the affordability period, the total amount of the HOME investment for the unit, less the pro-rated HOME investment amount for the length of time the homeowner owned and occupied the unit will be recaptured out of the net available proceeds. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs. HOME recipients will be encouraged to counsel homebuyers to maximize their ability to maintain the property and pay the mortgage. The Iowa land sales recording and abstracting processes will assist IFA and recipients in ensuring longterm affordability of HOME funded projects.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The recapture will be enforced through conditions in the IFA-recipient contract, implemented through local agreements and monitored for compliance with recorded legal instruments containing the necessary provisions and covenants. Recapture requirements will be secured through receding forgivable loans due upon sale or transfer within the period of affordability, reducing the HOME investment amount to be recaptured on a pro-rata basis for the time the homeowner has owned

and occupied the housing measured against the required affordability period (example: 1/5 of the amount of the HOME subsidy to the homeowner will be forgiven for each year of a 5-year affordability period). Direct subsidy to homebuyer activities involving HOME funded rehabilitation after the purchase of the property is calculated by the difference between the fair market value after-rehab and the purchase price.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The state does not engage in this activity with HOME funds.

Emergency Solutions Grant (ESG) Reference 24 CFR 91.320(k)(3)

1. Include written standards for providing ESG assistance (may include as attachment)

IFA as a state ESG recipient requires each subgrantee agency to sign a contract for each award granted under ESG. The contract passes on the ESG requirements to the subgrantees in accordance with the ESG regulations.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The Iowa Balance of State Continuum of Care adopted the VI-SPDAT Coordinated Assessment Tool in July 2015 as the means by which it would start to implement coordinated assessment across the Iowa BoS CoC. Various pilot projects for coordinated assessment have happened across the state with the most prominent being the Linn County Pilot Project in Cedar Rapids. Discussion is still ongoing surrounding how this coordinated assessment tool will be a safe and effective when it comes to survivors of domestic violence. That being said, there has been a lot of community support and buy-in for the VI-SPDAT and some agencies around the state have begun to implement the tool.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

IFA is the State ESG grantee. IFA works closely with the Iowa Council on Homelessness, the decision making body for the Balance of State Continuum of Care, to plan ESG allocations. IFA awards ESG funds on a competitive basis. Applications are accepted via an online platform annually. IFA holds application webinars and provides guides and informative materials on its website. Agencies throughout the State may apply for ESG funds. Eligible applicants include units of general local government and nonprofit service agencies.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Not applicable to States.

5. Describe performance standards for evaluating ESG.

In "Standards for Homeless Programs" performance standards are identified. These standards focus on making opportunities available to and supporting and assisting those experiencing homelessness or at-risk of becoming homeless. The standards apply to all types of programs - outreach, emergency shelter, transitional housing, permanent supportive housing, rapid re-housing, housing first and homelessness preventions - but some standards are targeted toward specific types of programs. The standards were developed as broad measure for all quality programs to strive towards where appropriate. Currently, projects voluntarily utilize these standards.

The Research and Analysis Committee of the Iowa Council on Homelessness was recently charged with developing more specific performance standards that would apply to all ESG agencies, as well as a method of regular reviews of performance. We also await additional guidance from HUD on which performance standards apply to ESG and how best to apply them.

Discussion

